

New Amendment for UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia - 9GA2044-2

MODIFICATION DETAILS

Where do you want to start the modification process:

Notice Details, add/edit description

Do you want to change the existing description or simply add to it?:

Edit Existing Description

NOTICE DETAILS

Solicitation #:

9GA2044-2

Procurement Type:

Modification/Amendment

Date Posted:

July 8, 2013

Title:

UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia

Description:

Added: Oct 25, 2010 5:02 pm Modified: Jul 08, 2013 11:14 am

The United States Government seeks to lease a minimum of 16,379 ANSI/BOMA Office Area square feet (ABOASF) to a maximum of 17,198 ABOASF of contiguous office space in Atlanta, GA. The lease term is for ten (10) years, five (5) years firm.

The space must be located within the area delineated by the following boundaries:

- o **North:** Starting at the intersection of Kimball Bridge Road and Hwy 400/19, travel north on Hwy 400/19 to the intersection of 400/19 and McGinnis Ferry Road
- o **East:** Follow McGinnis Ferry Road east to the (2nd) intersection of McGinnis Ferry and Union Hill Road
- o **South:** Follow Union Hill Road south to the intersection of Union Hill Road and Windward Parkway
- o **West:** Follow Windward Parkway west to the intersection of Windward and North Point Parkway; Follow North Point Parkway south to the intersection of North Point and Kimball Bridge Road; Follow Kimball Bridge Road north to the intersection of Kimball Bridge and Hwy 400/19

The following criteria shall apply to all space considered by the Government:

(1) The space must be within the delineated area as noted above. Locations whose address (front door) is on the street that borders the DA may also be considered

(2) The space must have easy access to available parking and public transportation for visitors and employees

- (3) The space should not be located within close proximity to railroad tracks or heavily congested freeways that may compromise the sound quality of digital recordings
- (4) The space should not be located within a 1/4 mile of electrical sub-stations to avoid interference with electronic equipment
- (5) The space should not be located in industrial or warehouse areas. The space should be located in a professional office setting with similar businesses in the surrounding area
- (6) Sites which are located directly on a highway or six-lane thoroughfare shall not be considered in the following instances:
- o The two directions of traffic are separated by a physical barrier or traffic indicator which does not permit access from either direction within an 1/8 mile;
 - o The location access is directly from a highway, unless there is a traffic control device within a 1/4 mile or equivalent from the proposed office space
- (7) To allow for visibility to the public, this agency's office space shall be located not more than a 1/4 mile from a primary or secondary street serving the office. As an alternative to direct visibility, the lessor shall provide acceptable signage from the primary or secondary street at no separate cost. The route from the primary or secondary street shall be direct. Locations which have obscure, difficult access or which require additional turns shall not be considered
- (8) The space must be located on any floor of a building above street level as long as it is accessible. However, if second floor space is not available within the delineated area, ground floor space may be considered. Elevator service is required for space above ground level and shall consist of a minimum of two accessible elevators which will serve the floor proposed for the tenant agency. One of the accessible elevators may serve as a freight elevator. All space must be contiguous on one floor, with the exception of the storage/mail room and/or training/multipurpose room which may be separated from the primary space by a public corridor but must be on the same floor
- (9) Space should be Class A, professional quality office space. The space should be no more than twice as long as it is wide, and it should have open areas where columns and other obstructions do not hinder the development of efficient space layouts and office workflow. Any columns in the space must be at least 20 feet from any interior wall and from each other (clear distance) and be no more than two feet square
- (10) 87 surface parking spaces shall be available for visitors and employees within a 1/4 mile radius of the space. Public transportation, if available, must be within 1/4 mile of the space. In suburban areas, in small communities and in areas of major cities where adequate public transportation and on-site parking are not available, secure vehicle parking facilities must be available at reasonable commercial rates for visitors and employees within a 1/4 mile radius of the space
- (11) The offered space must meet Government requirements for fire safety, accessibility, seismic and sustainability standards per the terms of the Lease. Secure office space and facilities in an office building, fully serviced and altered to Government specifications are required. Offered space shall not be in the 100 year flood plain

Brokers or agents may represent the prospective landlord, but any properties or proposals submitted by brokers /agents must be accompanied by written evidence that they are authorized to represent the building's ownership.

If you desire to submit a location for inspection, please forward an expression of interest in writing to Jones Lang

LaSalle - Jillian Caster at jillian.caster@am.jll.com no later than 5:00pm eastern time on July 19, 2013 and include:

- (1) Building name
- (2) Building address
- (3) Location of space in the building
- (4) Rentable square feet offered (RSF)
- (5) ABOA square feet (useable square feet) offered

Classification Code:

X -- Lease or rental of facilities

NAICS Code:

531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

Is this a Recovery and Reinvestment Act Action?:

No

Response Date:

Jul 19, 2013 5:00 pm Eastern

Primary Point of Contact.:

Jillian Caster

jillian.caster@am.jll.com

Place of Contract Performance:

General Services Administration, Craig Thomas, Contracting Officer, Realty Services Division, Public Buildings Service, 77 Forsyth Street, SW, Suite 500

Atlanta, Georgia 330303

United States

Archiving Policy:

Automatic, 15 days after response date

Allow Vendors To Add/Remove From Interested Vendors:

Yes

Allow Vendors To View Interested Vendors List:

Yes